

172.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

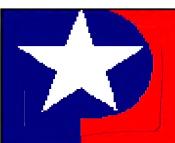
781,700 / 781,700

USE VALUE:

781,700 / 781,700

ASSESSED:

781,700 / 781,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 7 | | KILSYTHE RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|--|---------|
| Owner 1: FULLER PETER T & KAUFMAN MARSHA | |
| Owner 2: TRS/ PETER T FULLER TRUST & | |
| Owner 3: MARSHA KAUFMAN TRUST | |
| Street 1: 7 KILSYTHE RD | |
| Street 2: | |

| | | | |
|---------------------|---------------|--------|------------|
| Twn/City: ARLINGTON | St/Prov: MA | Cntry: | Own Occ: Y |
| | Postal: 02476 | | Type: |

| | |
|---------------------|----------------------------------|
| PREVIOUS OWNER | Owner 1: FULLER PETER T-ETAL L - |
| | Owner 2: KAUFMAN MARSHA - |
| | Street 1: 7 KILSYTHE RD |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02476 | |

| | | | | | | | | | | |
|--|-------------------|--------------|-----------|------|-----------|------------|---|-----|-------|-------|
| NARRATIVE DESCRIPTION | SALES INFORMATION | TAX DISTRICT | PAT ACCT. | | | | | | | |
| This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Vinyl Exterior and 1850 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms. | Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |

| | | | | | | | |
|-------------------|-----------------|-----------|------------|-------------|---------|----|----|
| OTHER ASSESSMENTS | FULLER PETER T- | 68672-138 | 12/28/2016 | Convenience | 1 | No | No |
| | | 19310-573 | 9/1/1988 | | 193,000 | No | Y |

| | | | | | | | |
|------------------|------|-----------|-------------|---------|------|--------|-------------|
| PROPERTY FACTORS | Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | | |
| o | | | | Sewer | | | |
| n | | | | Electri | | | |
| Census: | | | | Exempt | | | |
| Flood Haz: | | | | | | | |
| D | | | | Topo | 9 | Varied | |
| s | | | | Street | | | |
| t | | | | Gas: | | | |

| | | |
|-----------------------------------|-------|--------------------------------|
| LAND SECTION (First 7 lines only) | Sign: | VERIFICATION OF VISIT NOT DATA |
|-----------------------------------|-------|--------------------------------|

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 4050 | Sq. Ft. | Site | | | 0 | 70. | 1.34 | 6 | | | | | | | | | 379,051 | | | | | | 379,100 | |

Total AC/HA: 0.09298

Total SF/SM: 4050

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 379,051

Spl Credit

Total: 379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

| | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----------------|-----------------|-----|---------------------------|--------------|------|-----|---------------------------------------|------------|------|-----|----------------------|------|-------|------------|------------------------------------|-------|--------------|---|---|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | |
| Type: 05 - Garrison | 2 | Rating: Average | | | | | | | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | A Bath: 1 | Rating: Good | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: Good | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Good | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | | | | | | | | | | | | | | | | | |
| Color: WHITE | | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | |
| Grade: C - Average | | | | Kits: 1 Rating: Good | | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | |
| Year Blt: 1961 | Eff Yr Blt: | | | A Kits: | Rating: | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Alt LUC: | | Alt %: | | Frl: | Rating: | | | Other | | | | | | | | | | | | |
| Jurisdct: G4 | | Fact: . | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | |
| Const Mod: | | | | | | | | Lvl 2 | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | Lvl 1 | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | |
| Avg Ht/FL: STD | | | | Location: | | | | Exterior: | | | | No Unit RMS BRS FL | | | | | | | | |
| Prim Int Wal 2 - Plaster | | | | | | | | Interior: | | | | 1 8 4 | | | | | | | | |
| Sec Int Wall: % | | | | | | | | Additions: 1999 | | | | | | | | | | | | |
| Partition: T - Typical | | | | | | | | Kitchen: | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | | | | | Baths: | | | | | | | | | | | | |
| Sec Floors: % | | | | | | | | Plumbing: | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | Electric: | | | | | | | | | | | | |
| Subfloor: | | | | | | | | Heating: | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | General: | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | Totals | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | 1 8 4 | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: [] Model: [] | | | | Serial #: | | | | Year: [] Color: [] | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | PARCEL ID 172.0-0005-0008.0 | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | |
| 2 | Frame Shed | D | Y | 1 | 4x8 | A | AV | 1990 | | 0.00 | T | 23.2 | 101 | | | | | | | |
| More: N | | | | Total Yard Items: [] | | | | Total Special Features: [] | | | | Total: [] | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |